

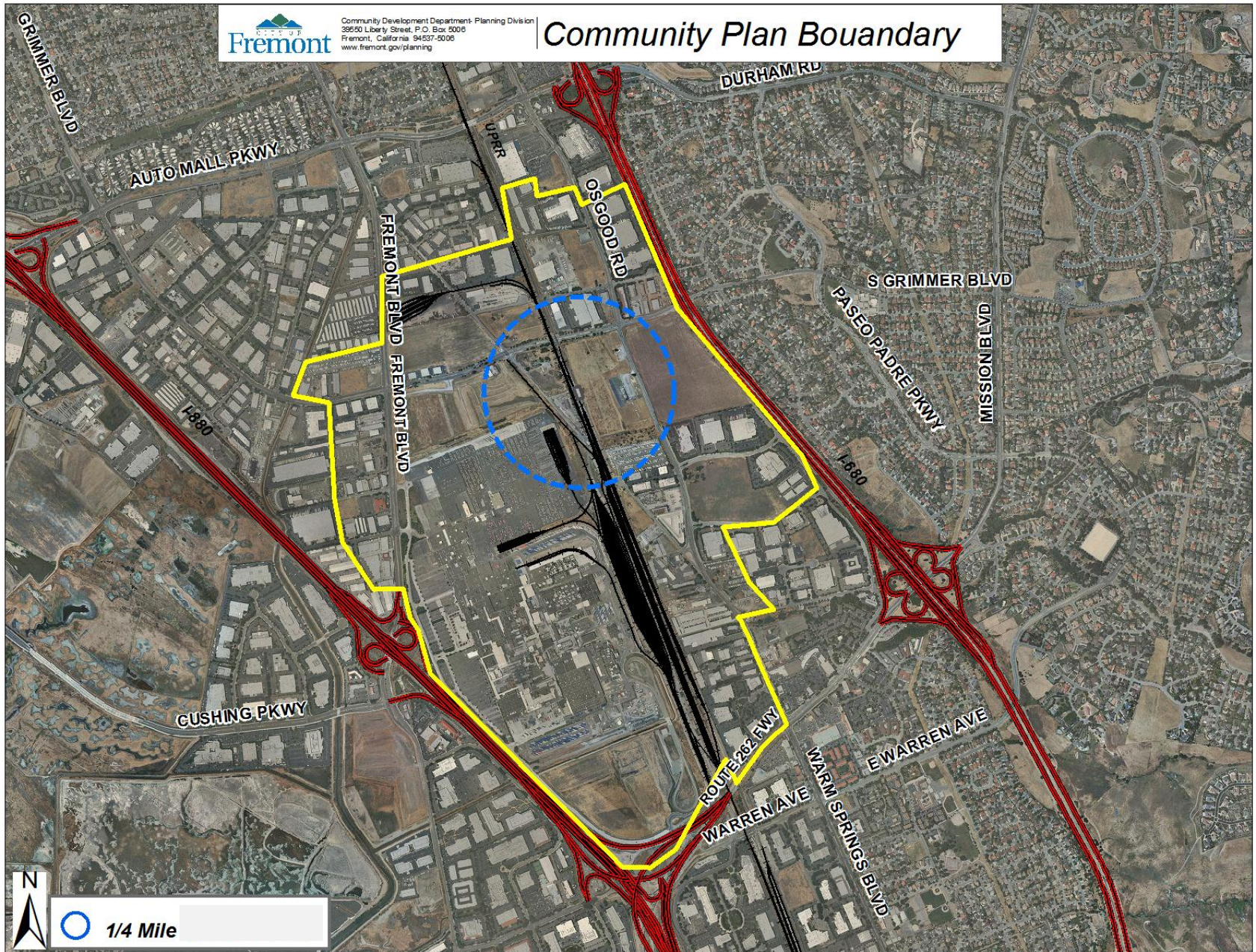
Warm Springs/South Fremont Community Plan

Open House 5-22-13

Overview

- ▶ Review Prior Studies
- ▶ Community Plan/Design Guidelines/Zoning/EIR

Community Plan Boundary



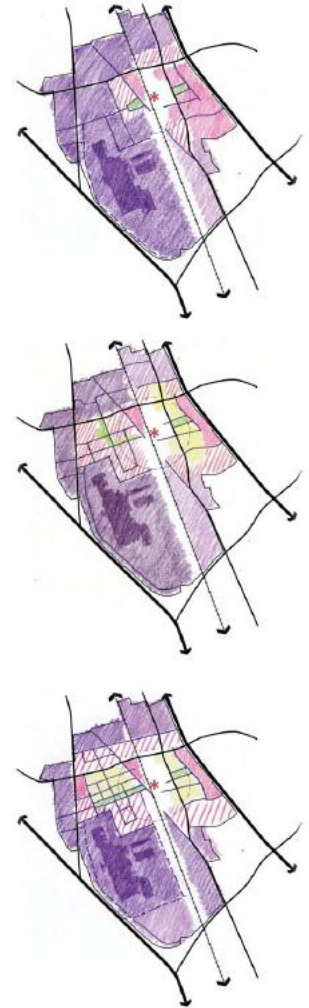
EDA Studies

▶ Three Land Use Alternatives

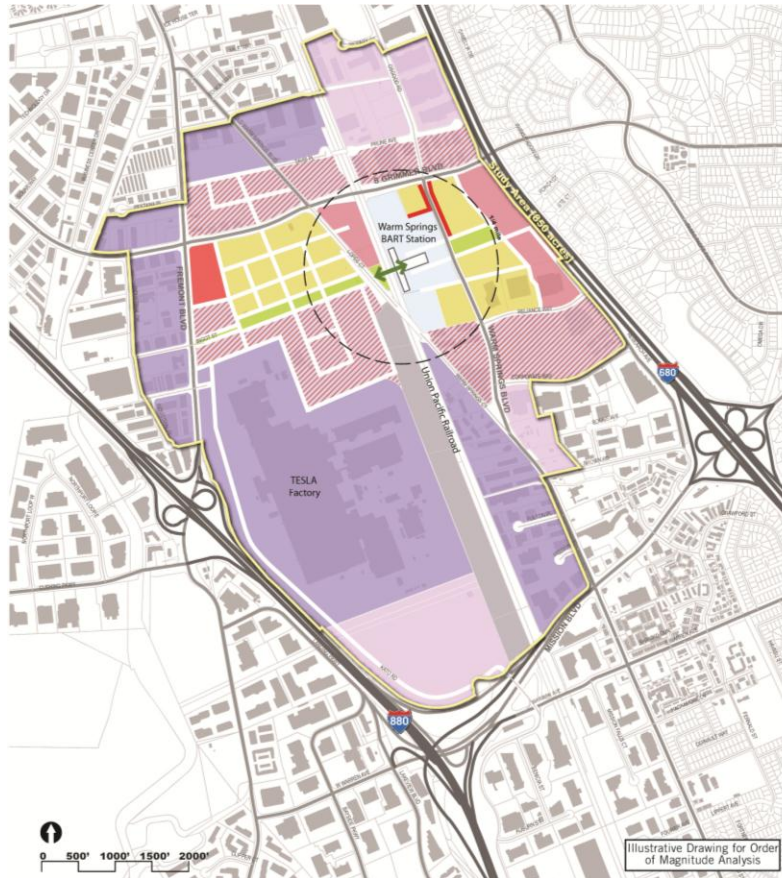
- Innovation Center/Manufacturing
- Innovation Campus/Residential TOD
- Innovation District/Residential Mixed-Use TOD

▶ Infrastructure Assessment

▶ Financial Assessment

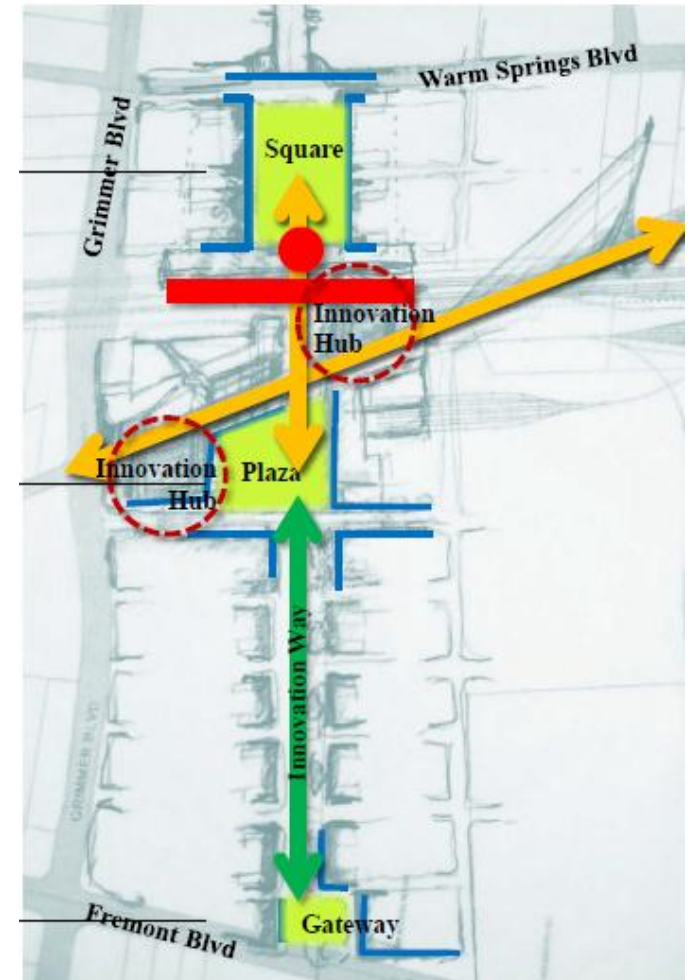


Innovation District / Residential Mixed-Use TOD



Basis for Next Steps of Planning

	Industrial - General Industrial/Manufacturing
	Industrial - Technology/Research & Development
	Commercial/Industrial - Office/Research & Development (Could include Special Uses such as entertainment, community facilities, and hotels)
	Commercial High Tech Office (Could include Special Uses such as entertainment, community facilities, and hotels)
	Commercial - Retail Center
	Residential - High Density (includes support services such as retail, schools, and parks)
	Open Space
	Retail Frontage



Visioning 2012

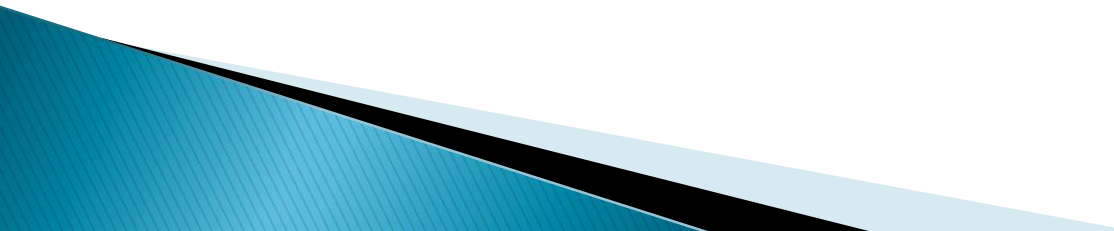


Visioning 2012



Warm Springs/South Fremont Community Plan

City Council Direction March 5, 2013:

- ▶ Facilitate economic development,
 - ▶ Take advantage of transit
 - ▶ Design as a 21st-century workplace/neighborhood
 - ▶ Include a variety of uses:
 - Employment uses (Office, R&D, Manufacturing)
 - Commercial use (Hotel, Convention, small retail)
 - Mixed-Use and residential development as
 - Complementary use to employment
 - ▶ Provide certainty to the market on uses
- 

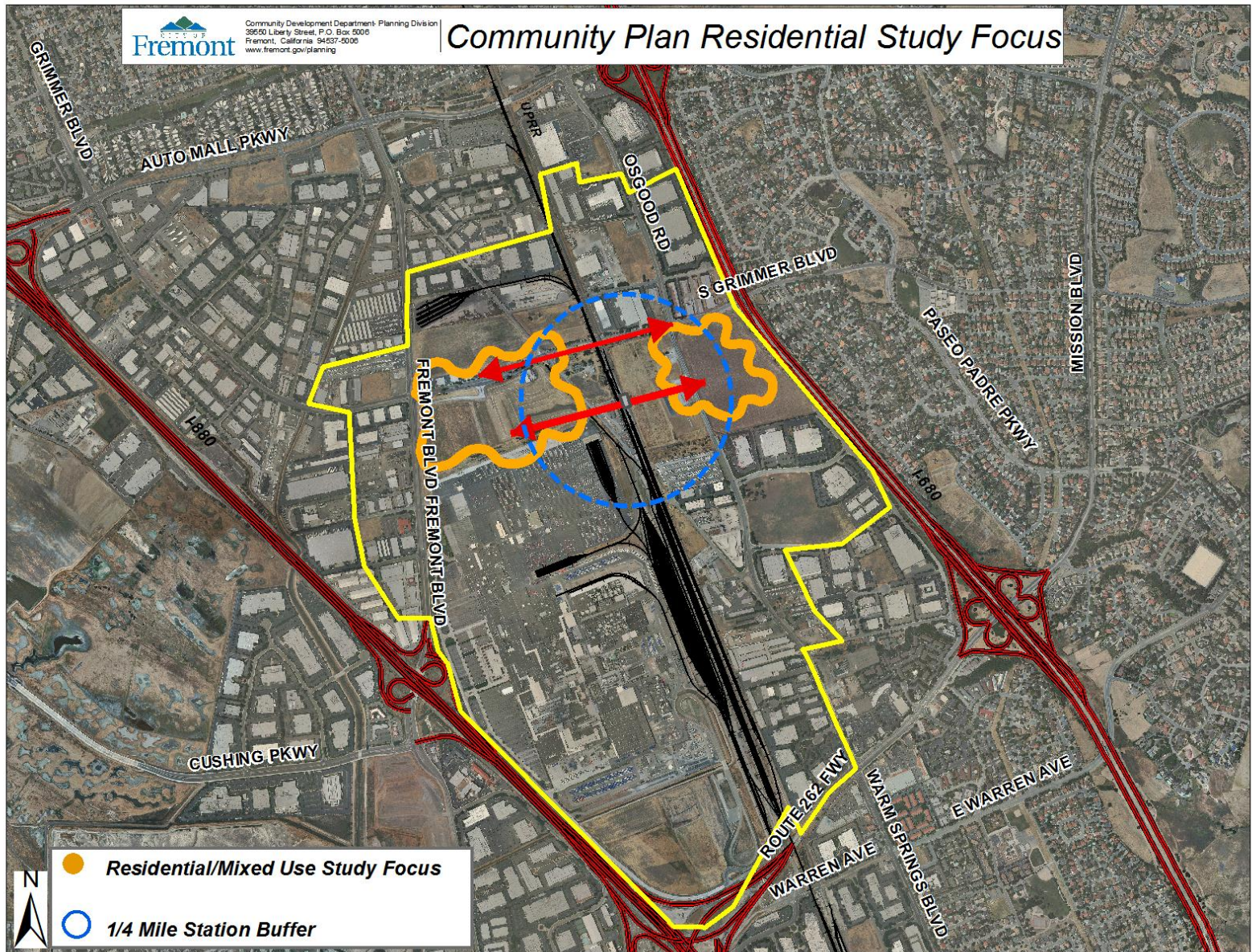
Warm Springs/South Fremont Community Plan

- ▶ Points of Emphasis for Draft Community Plan
 - Consider needs of study area as a whole
 - Focus on near term opportunities (1st ten years)
 - Create a strong sense of place and identity
 - Job growth of 10,000 to 20,000 jobs
 - Residential critical mass of 2,500 to 4,000 units
 - Urban Neighborhood
 - Primarily building types are multi-family at densities of 50 du/acre or more
 - Plan for needed public facilities, e.g. schools & parks
 - Incorporate Phasing



Community Development Department- Planning Division
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Fremont, California 94537-5005
www.fremont.gov/planning

Community Plan Residential Study Focus



Employment TOD Character



Residential/Mixed UseTOD Character



Warm Springs/South Fremont Community Plan

- ▶ MTC Station Area Planning Grant Funding for Community Plan and EIR

- ▶ Community Plan Process Components
 - Community Plan
 - Zoning
 - Design Guidelines
 - Environmental Impact Report (EIR)

Warm Springs/South Fremont Community Plan

► Schedule includes:

- Kick off Draft Community Plan–Done
- EIR Notice of Preparation (NOP)–Done
- Joint City Council/FUSD Meeting–Done(ongoing)
- Draft Community Plan Work– May thru September 2013
- Final Draft Community Plan & Draft EIR– October 2013
- Final EIR with Public Comment–December 2013
- City Council Public Hearings on Final Plan– Winter 2013

Warm Springs/South Fremont Community Plan

- ▶ Open House Stations
 - BART and VTA
 - Economic Vitality
 - School Planning
 - Transportation and Infrastructure
 - Urban Design and Planning
- 